

LANCASTER
SAMMS

25 The Green, Acomb

York

£475,000



An exceptional opportunity to acquire a handsome Grade II listed property which occupies an enviable position overlooking Acomb Green. Arranged over three floors, the property has been sympathetically extended to offer spacious and sociable accommodation. Offered with the convenience of vacant possession and no forward chain.

Upon entering the property through the front door, the entrance hallway offers access to the ground floor accommodation plus stairs to the first floor. The large sash window in the lounge floods the room with natural light, and offers lovely views of The Green. A high ceiling, polished wooden floor and feature fireplace add to the tranquility of this room.

Further along the hallway is access to the snug, with fitted units within the alcoves providing useful storage. From here is entry into the large open plan kitchen/diner. The kitchen boasts a range of fully fitted wall and base units plus integrated appliances, range cooker with extractor over, and space for stand-alone fridge/freezer. A large brick fire surround with oak mantel provides a focal point of this room, with ample space for a dining table and chairs. A utility/WC completes the ground floor accommodation.

The bedrooms are arranged over the first and second floor, with two double bedrooms on the first floor, sharing a family bathroom. Both feature built in alcove storage and open fireplace with surround. On the second floor is a further double bedroom with eaves storage, oak ceiling beams and en-suite shower room.

Externally, the house sits proudly behind a low level brick wall. The rear garden consists of a private decked area, which can be accessed via the kitchen, plus a further patio suitable for al-fresco dining. The remainder is mainly laid to lawn with a wall and fence boundary.

Parking provision is to the rear of the house, with access via a gravelled driveway next to the property.

LOCATION

25 The Green occupies a glorious position overlooking Acomb Green approximately 1.8 miles west of the city walls. Numerous shops and amenities can be found along the thriving Front Street and there is easy access out on to the A1237 (York outer ring road) that connects with York to Leeds/Scarborough A64. Council Tax band: D

Tenure: Freehold



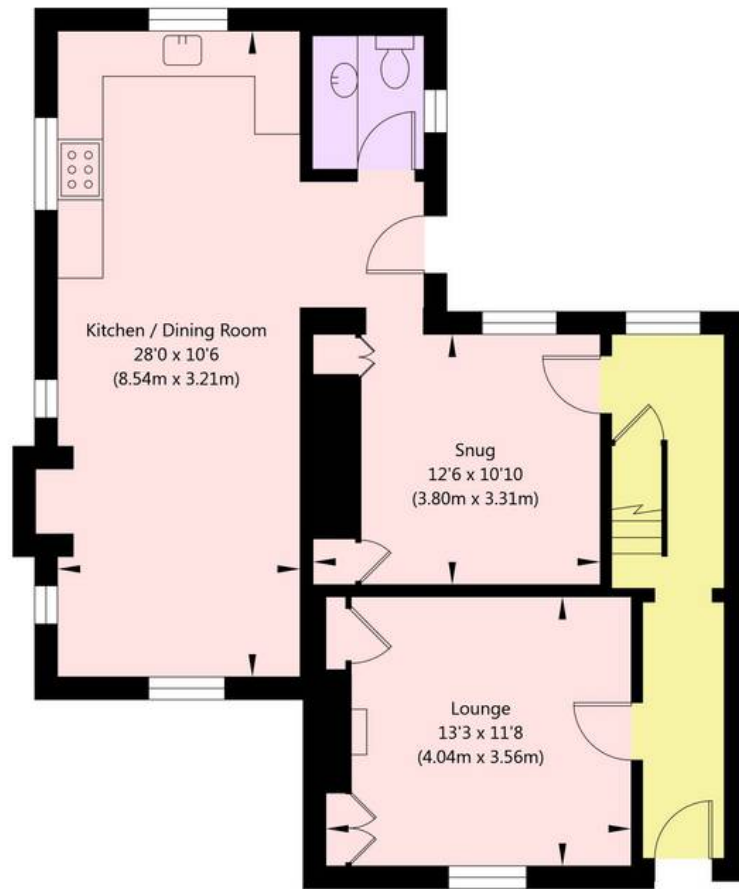




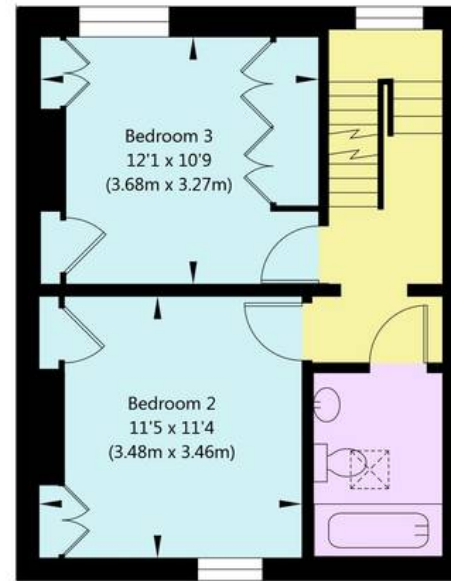




The Green , Acomb , York, YO26 5LL



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 782 SQ FT / 72.61 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 397 SQ FT / 36.84 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 247 SQ FT / 22.93 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1426 SQ FT / 132.38 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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